

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF PARCELS L-20, L-33,
L-35, L-36, L-37, WP-1, S-12 and S-13
IN THE WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of the Urban Renewal Plan and federal financial assistance under Title I including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Urban Housing Associates - B has expressed a desire to develop these sites for construction of housing units under the Infill Housing Program in accordance with the provisions of the Urban Renewal Plan and Authority policies and procedures;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Urban Housing Associates - B be and hereby is designated as developer of Disposition Parcels L-20, L-33, L-35, L-36, L-37, WP-1, S-12 and S-13 subject to:
 - (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
 - (b) Publication of all public disclosure and issuance of all approvals required by Mass. General Laws and Title I of the Housing Act of 1949, as amended.
2. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.
3. That it is hereby determined that Urban Housing Associates - B possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project.

4. That the Prototypical Plans and Specifications for the Improvements to be developed on said parcels are found acceptable.

5. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Parcels L-20, L-33, L-35, L-36, L-37, WP-1, S-12 and S-13 between the Authority as Seller and Urban Housing Associates - B as Buyer providing for the development by the Authority of said disposition parcels in the Washington Park Urban Renewal Area subject to HUD concurrence in a minimum disposition price and the buyer's agreement to commence development on the parcels within 15 days of the date of conveyance and completion within 180 days thereafter, such Agreement to be in the Authority's usual form and to contain such other and further terms and conditions as the Director shall deem proper and in the best interests of the Authority.

That the Director is further authorized to execute and deliver a deed conveying said property pursuant to such Disposition Agreement and that the execution and delivery by the Director of such Deed and to which a certificate of this resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

6. That the Authority is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM

FEBURARY 19, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: DESIGNATION OF DEVELOPER AND AUTHORIZATION
TO CONVEY INFILL PARCELS - GROUP II
WASHINGTON PARK URBAN RENEWAL AREA
PROJECT NO. MASS. R-24

On May 23, 1968, the Authority voted to cooperate in the Infill Housing Program. To date, the Authority has adopted resolutions designating Urban Housing Associates - A as Developer of various parcels in the Washington Park and South End Urban Renewal Areas and in various Non-Urban Renewal Areas. These parcels are listed on the attachment as Exhibit A.

The Authority has now received an expression of interest from Urban Housing Associates - B for Disposition Parcels L-20, L-33, L-35, L-36, L-37, WP-1, S-12 and S-13 in the Washington Park Urban Renewal Area and described in Exhibit B. These Washington Park parcels will be developed with sixty-four dwelling units to be leased to the Boston Housing Authority. The plans and specifications for the structures proposed for the Infill Housing Group II sites have been reviewed and found acceptable by the Urban Design Staff.

It is therefore recommended that the Authority designate Urban Housing Associates - B as Developer of Disposition Parcels L-20, L-33, L-35, L-36, L-37, WP-1, S-12, and S-13 in the Washington Park Urban Renewal Area.

An appropriate Resolution is attached.

Attachments

EXHIBIT A

URBAN HOUSING ASSOCIATES - A

GROUP I INFILL HOUSING PROGRAM - PARCELS PREVIOUSLY DESIGNATED

Parcel Street Address

Washington Park

L-3	20 Rockland Street
L-4	25 Dale Street
L-8	24 Rockland Street
L-16	32 Homestead Street
L-25	44 Maple Street
F-6	20 Georgia Street; 15-17 Cheney Street
S-5	15 Kensington Street
S-8	165-169 Martin Luther King Jr. Boulevard
Db	2000-2030 Columbus Avenue
H-9b	130-140 Humboldt Avenue

South End

RD-60	450 Shawmut Avenue
RR-15	74 Rutland Street
RR-20	517 Shawmut Avenue
RC-8	980 Tremont Street

Parker Hill

PH-6	15 Alleghany Street
PH-14/48	70 Fisher Avenue
PH-16	128 Fisher Avenue
PH-33	1-3 Bucknam Street
PH-37	32 Wensley Street
PH-39	2 Oscar Street

Dorchester

DN-28	61-63 Nightingale
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DN-42	60-70 Norwell St.
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DS-24	23 Marden Avenue
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EXHIBIT B

WASHINGTON PARK URBAN RENEWAL AREA

GROUP II

URBAN HOUSING ASSOCIATES - B

Parcel	Street Address	Est. Units
L-20	1 Akron Street	4
L-33	83-85 Munroe Street	8
L-35	Warren and Regent	16
L-36	286 Walnut Avenue	4
L-37	101-103 Waumbeck Street	8
WP-1	73 Holworthy Street	4
S-12	Townsend Street	16
S-13	126 Harold Street	<u>4</u> <u>64</u>

